THIS INSTRUMENT PREPARED BY:
Thomas C. Gorham
161 Belle Forest Circle
Nashville, TN 37221

MAP AND PARCEL NO:
MAP 171-3-0-B PARCEL 185.OOCO

The actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0

Affiant

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-19-2028

Subscribed and sworn before me this the 23rd day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 9/19/28

Karen Johnson Davidson County
Batch # 1301735 DEEDQC
07/24/2025 09 53 02 AM 2 pgs
Fees $12 00 Taxes $0 00
20250724-0058452

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Dixie C Watt and Amy E. Watt
641 Old Hickory Blvd., Unit 419
Brentwood, TN 37027

SEND TAX BILLS TO:
Dixie C Watt and Amy E. Watt
641 Old Hickory Blvd., Unit 419
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS that I, Dixie C. Watt, for and in consideration of the sum of ONE AND NO/100THS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto Dixie C. Watt and Amy E. Watt, all of my right, title and interest, in and to a certain tract of land located in of Davidson County, Tennessee, described as follows: to-wit:

Being Unit No 125A on the Plan of First Revision, Phase One, Section Four, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 648, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dixie C Watt, unmarried, by deed from Peter J. Connerth, of record in Instrument No. 20030304-0028080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10126, Page 435; Book 7789, Page 843, Book 8920, Page 65, Book 9860, Page 840; Book 9500, Page 393, Book 10393, Page 11, Book 10224, Page 683; Book 10628, Page 517; Book 10694, Page 541; Book 10895, Page 778, Instrument 200007180070558, Book 10126, Page 486; Book 10275, Page 959, Page 8920, Page 45, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property know as 641 Old Hickory Blvd., Unit 419 Brentwood, TN 37027.

WITNESS my hand this 23 day of July, 2025.

Dixie Mae C Watt

DIXIE C. WATT

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 09-19-2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dixie C. Watt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained Witness my hand and official seal this 23rd day of July, 2025.

Notary Public

My Commission Expires: 9/19/28